



## **APPROVED MINUTES**

### **SUNNYVALE PLANNING COMMISSION**

The Planning Commission met in regular session in the Council Chambers, City of Sunnyvale, 456 W. Olive Avenue, Sunnyvale, CA on **January 9, 2006** at 8:00 p.m. with Chair Hungerford presiding over the meeting.

#### **ROLL CALL**

Members Present: Chair Charles Hungerford; Vice Chair James Fussell; Commissioner Laura Babcock; Commissioner David Simons; and Commissioner Brandon Sulser

Members Absent: Commissioner Larry Klein

Staff Present: Trudi Ryan, Planning Officer; Joan Borger, Senior Assistant City Attorney; Gerri Caruso, Principal Planner; Kelly Diekmann, Associate Planner; and Luis Uribe, Recording Secretary

#### **SCHEDULED PRESENTATION**

None

#### **PUBLIC ANNOUNCEMENTS**

None

#### **CITIZENS TO BE HEARD**

#### **APPROVAL OF MINUTES of December 12, 2005**

<b>ACTION:</b> Comm. Simons made a motion to approve the minutes of December 12, 2005. Comm. Sulser seconded the motion. Motion carried 4-0-1, Vice Chair Fussell abstaining, Comm. Klein absent.
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## **PUBLIC HEARINGS/GENERAL BUSINESS**

1. **2005-1020 – Regis Homes of Northern California, Inc. [Applicant] PTC Partnership [Owners]:** Application for related proposals on a 7.2-acre site located at **108 South Wolfe Road** (near E Evelyn Ave) in an M-3/ITR/R-3/PD (General Industrial/Industrial to Residential/Medium-Density Residential/Planned Development) Zoning District. (Mitigated Negative Declaration) (APN: 213-02-008) TF

- **Special Development Permit** to allow a new 130-unit townhouse-style condominium project at an existing industrial site, and
- **Vesting Tentative Map** to create 130 condominium units

**ACTION:** Comm. Simons made a motion on 2005-1020 to adopt the Mitigated Negative Declaration and approve the Special Development Permit and Tentative Map with modified conditions; to add Condition of Approval (COA) 10.G.1. to include the wording “Tree selections shall be of large native species as appropriate for the site.”; to modify COA 20.D. to read “All individual utility service metering shall be provided to each unit.” Vice Chair Fussell seconded. Motion carried unanimously, 5-0, Comm. Klein absent.

**APPEAL OPTIONS:** This item is appealable to City Council no later than January 24, 2006.

2. **2005-1157 – Classic Communities [Applicant] Junction Oaks Properties [Owner]:** Application for related proposals on a 1.2-acre site located at **1035 North Fair Oaks Avenue** (near Weddell Dr) in an M-S/ITR/R-3/PD (Industrial & Service/Industrial to Residential/Medium-Density Residential/Planned Development) Zoning District. (Mitigated Negative Declaration)(APN: 110-14-168) KD

- **Special Development Permit** to allow construction of 30 condominium flats, and
- **Tentative Map** to create 30 condominium units

**ACTION:** Comm. Babcock made a motion on 2005-1157 to adopt the Mitigated Negative Declaration and approve the Special Development Permit and Tentative Map with modified conditions. To modify Condition of Approval (COA) 9.I. to include “Tree selections shall be of large native species as appropriate for the site.”; to modify COA 3.B. to read “The project will provide 12.5% Below Market Rate ownership dwellings,”; to modify COA 4.J. to read “The homeowners Association shall be required to maintain and keep up to date transit information and rideshare information for display.” Comm. Simons seconded. Motion carried unanimously, 5-0, Comm. Klein absent.

<b>APPEAL OPTIONS: This item is appealable to City Council no later than January 24, 2006.</b>
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### **NON-AGENDA ITEMS AND COMMENTS**

- STAFF ORAL COMMENTS

#### **City Council Meeting Report**

**Ms. Ryan** said there is a draft work plan being put together for the Planning Commission. Ms. Ryan also stated that the City Council met twice since the last Planning Commission meeting, including their annual Study Issue Workshop which the City Council ranked 33 items for Community Development. At the December 20, 2005 Council meeting there were several planning related items including an item appealing a decision of the Heritage Preservation Commission (HPC) regarding a property on Ranere Ct., where the HPC determined the single family residence has historic significance. The City Council affirmed the action taken by the Heritage Preservation Commission. The City Council also considered an appeal of the three year condition of approval on the adult day health care center located at Arques Ave. and Lawrence Expressway. The Council denied the appeal and upheld the Planning Commission decision which included the three year approval.

- COMMISSIONERS ORAL COMMENTS

#### **Other Staff Oral Report**

### **INFORMATION ONLY ITEMS**

### **ADJOURNMENT**

With no further business, the Commission meeting was adjourned at 9:30 p.m.

Respectfully submitted,

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Trudi Ryan  
Planning Officer